



# BENSALEM TOWNSHIP

Building and Planning Department  
2400 Byberry Road • Bensalem PA 19020  
215-633-3644 • FAX 215-633-3653

## SUBDIVISION AND LAND DEVELOPMENT APPLICATION SITE AND PLAN CHARACTERISTICS

| CHECK ONE:  | DATE OF SUBMISSION:  |
|---|--|
| <input type="checkbox"/> Sketch Plan  | Tax Parcel # 2-1-47-1, 2-1-43, 2-1-42-3 & 2-1-42   |
| <input type="checkbox"/> Lot Line Change  | Location 3620 Street Road, Bensalem Township, Bucks County, PA   |
| <input type="checkbox"/> Minor Subdivision                                      | Zoning Classification PCD-UD Planned Commerce Park Unified Development District                        |
| <input type="checkbox"/> Minor Land Development                                 | Proposed # of Lots or Leaseholds 3   |
| <input type="checkbox"/> Preliminary Subdivision                                | Area of Commercial Bldg of Addition (sf) 2 retail, each 8,000 SF, Convenience Store w/ fuel = 5,585 SF |
| <input type="checkbox"/> Preliminary Land Development                           | Name of Development Provco Bensalem Proposed Unified Development                                       |
| <input type="checkbox"/> Final Subdivision                                      | Proposed Use Uses permitted under Unified Development*   |
| <input type="checkbox"/> Final Land Development                                 | Site Area (ac) 9.63 Ac   |
| <input type="checkbox"/> Conditional Use  | Development Area (ac) 9.63 Ac  |
| <input checked="" type="checkbox"/> Other Zoning Ordinance Text & Map amendment |  |

\*Retail sales and commercial services, convenience store w/fuel dispensing facilities and lodging.

**SUBMISSION IS TO INCLUDE A DISC WITH APPLICATION AND PLAN(S) IN PDF FILE FORMAT or email same to [jmryan@bensalem-township.org](mailto:jmryan@bensalem-township.org).**

1. Name, address & phone No. of Applicant:

Provco Partners, LP c/o Michael Cooley (Provco Partners, LP is the Owner/Equitable Owner)

Two Villanova Center-795 E. Lancaster Ave., Suite 200  
Villanova, PA 19085

Signature

Daytime Contact Number

2. Name, address & phone No. of Attorney:

Fox Rothschild, LLP - Marcel Groen, Esq.

10 Sentry Parkway, Suite 200

Blue Bell, PA 19422-3001

Signature

Daytime Contact Number

3. Name, address & phone No. of Owner:

2-1-47-1 (Shrinath Twp, Inc.)

2-1-43 (Shrinath Twp, Inc.)

2-1-42-3 (Provco Partners)

2-1-42 (Provco Partners)

Signature

Daytime Contact Number

4. Name, address & phone No. of Person Designing Plan:

Bohler Engineering, Inc. - William R. Rearden, P.E.

1600 Manor Drive, Suite 200

Chalfont, PA 18914

Signature

Daytime Contact Number

5. Has parcel ever been subject to subdivision or land development approval? Yes  
 If Yes: Date of Approval To Be Provided  
 Plan Title \_\_\_\_\_  
 Recording Date \_\_\_\_\_  
 Plan Book \_\_\_\_\_  
 Page \_\_\_\_\_
6. Has parcel ever received relief from the Zoning Hearing Board? Yes  
 If yes, list date of decision and attach copy of the decision. To Be Provided
7. Deed restrictions that apply or are being contemplated. If no restrictions, state none. If yes, attach copy.  
No
8. List proposed improvements and utilities to be installed:  
2 - 8,000 SF (16,000 SF total) retail bldgs.; public water, public sanitary,  
electric, gas & telephone; 5,585 SF convenience store w/ fuel sales; 2 subsurface & 1 above ground stormwater manag  
driveways, parking facilities, landscaping, lighting & landscape plaza amenity area.
9. List title of each plan, report and any other documents submitted:  
Preliminary/Final Land Development Plans, dated 8/15/14, sheets 1-23 of 23  
Bensalem Township Subdivision & Land Development Application for a Zoning Ordinance Text and Map Amendment  
Bensalem Township Petition for Change of Zoning, PCD-UD, Planned Commerce Park Unified Development Zoning District Amendment to the  
Bensalem Township Zoning Ordinance  
Bucks County Planning Commission Subdivision & Land Development Review Application, Bensalem Township Subdivision & Land Development  
Application for Preliminary/Final Land Development  
General Project Description & Stormwater Management Calculations, dated 8/15/14, Application for Contract for Professional Services
10. List presence of floodplain, wetlands, steep slopes or any other environmental features on site:  
N/A
11. List all variances and special exceptions that will be required from the Zoning Hearing Board for this application:  
N/A
12. List all zoning changes, conditional uses and waivers that will be required for this application:  
Zoning Ordinance Text & Map Amendment.

**NOTE:** Plan requirements can be found in The Code of the Township of Bensalem, Chapter 201

| FOR MUNICIPAL USE ONLY: |       |
|-------------------------|-------|
| Date Received:          | _____ |
| Application Fee:        | _____ |
| Escrow:                 | _____ |



# BENSALEM TOWNSHIP

Exhibit PC-28

Building and Planning Department  
2400 Byberry Road • Bensalem PA 19020  
215-633-3644 • FAX 215-633-3653

## Petition for Change of Zoning

Application is hereby made by the undersigned. Enter the names and addresses of petitioner:

Provco Partners, L.P.

Two Villanova Center - 795 E. Lancaster Ave., Suite 200

Villanova, PA 19085

For an amendment to the Bensalem Township Zoning Ordinance of 1954, as amended, and the Bensalem Township Zoning Map, the said applicant represents:

That he/she/it/they, is/are the Owner and Equitable Owner of that portion of land situated in Bensalem Township which is

1. described as follows:

TMP #'s 2-1-47-1, 2-1-42-3, 2-1-42, a 6.26 acre tract located at the southwest corner of Street Road & Kingston Way.

A plan or sketch of said premises showing adjoining owners is hereto attached.

2. The said premises are located in a section of the township which is presently zoned as a(n) PCD district and is situated at same as above in said township.  
(insert present zoning classification) (insert address and/or location of property and tax parcel #)

3. The reason(s) your petitioner desires a change in zoning classification is/are follows:

See attached

4. Your petitioner requests his/her/it's/aforesaid premises to be changed in zoning classification from a PCD district to a PCD-UD district.  
(insert present zoning classification) (insert proposed zoning classification)

5. In accordance with the Zoning Fee Schedule adopted by your Board, your petitioner submits herewith Two Thousand Five Hundred Dollars (\$2500.00) in cash or check.

8/14/14  
Date

**Note:** If the applicant is a partnership or corporation, the name thereof shall be inserted in the above space provided for signatures, and the petition shall be signed on behalf of such partnership or corporation by a duly authorized partner or officer thereof.



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## Petition for Change of Zoning

Commonwealth

State of Pennsylvania

County of ~~Bucks~~ <sup>Delaware</sup> SS:

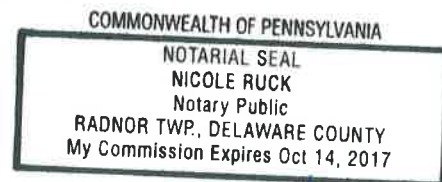
GERALD N. HOLTZ OFFICER

Name(s) of petitioner(s) or authorized partner or officer

Being duly sworn according to the law, deposes and says that he/she is the petitioner, is a duly authorized partner or officer of the above-named partnership or corporation; that the petitioner is the owner of the premises described in the foregoing application and the facts set forth in the foregoing petition are true and correct as he/she verily believes.

8/14/14  
Date

Sworn and subscribed before me this 14<sup>th</sup> day  
of August AD 2014



My commission expires: 10/14/17



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Exhibit PC-28

Building and Planning Department  
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## Petition for Change of Zoning

ORDINANCE No. \_\_\_\_\_

An ordinance of Bensalem Township, Bucks County, Pennsylvania further amending the Bensalem Township Zoning Ordinance December 6, 1954 as amended, and the zoning classification of

Tax Map Parcel(s) No. 2-1-46, 2-1-45, 2-1-47-2, 2-1-42-3, 2-1-47-1, 2-1-43, 2-1-42-2, 2-1-42 of the said zoning map from

PCD, Planned Commerce Park District to PCD-UD, Planned Commerce Park Unified Development District

Whereas, on petition of Provco Partners, L.P.

a public hearing was held for the purpose of considering the petition of the said \_\_\_\_\_

Zoning Ordinance Text and Map Amendment

to amend the Bensalem Township Zoning Ordinance of 1954 as more particularly set forth herein and whereas, the Bensalem Council after a public hearing deems it appropriate that the zoning classification of the hereinafter described Tax Map Parcel(s) located in the Township of Bensalem be changed from PCD to PCD-UD

so that the change will be in accordance with the spirit and intent of the Bensalem Township Zoning Ordinance adopted the 6<sup>th</sup> day of December 1954.

Now, therefore, be it enacted and ordained, and , and it is hereby enacted and ordained that:

1. The Zoning Classification of Tax Map Parcel(s) No. 2-1-46, 2-1-45, 2-1-47-2, 2-1-42-3, 2-1-47-1, 2-1-43, 2-1-42-2, 2-1-42 shall be changed from PCD to PCD-UD

The description of said Tax Map Parcel(s) No. 2-1-46, 2-1-45, 2-1-47-2, 2-1-42-3, 2-1-47-1, 2-1-43, 2-1-42-2, 2-1-42 is attached hereto by number and labeled in accordance therewith, and is hereby incorporated herein as though set forth in full.

2. The Zoning Map of Bensalem Township shall be changed, corrected, and marked in accordance with the provisions of this ordinance, so that the same shall hereinafter show the aforesaid described portion of Bensalem Township to be classified as: \_\_\_\_\_

PCD-UD, Planned Commerce Park Unified Development District

3. This ordinance shall become effective five (5) days after its enactment.

Ordained and enacted this \_\_\_\_\_ the day of \_\_\_\_\_ 20 \_\_\_\_\_



# BUCKS COUNTY Planning Commission

1260 Almshouse Road Neshaminy Manor Center  
Doylestown, Pa 18901 Phone 215/345-3400 FAX 215/345-3886

This application must be completed by the applicant or his/her agent and submitted along with one copy of the plan and required fee (see fee schedule on back) for subdivision and land development reviews mandated by the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended.

## Subdivision and Land Development Review Application

**Municipality** Bensalem Township

**Name of Proposal** Provco Bensalem Proposed Unified Development

**Location** 3620 Street Road, Bensalem Township, Bucks County, PA

**Tax Parcel No.** 2-1-47-1, 2-1-43, 2-1-42-3 & 2-1-42 **Total Acreage** 9.63 Ac.

**Applicant** Provco Partners, LP c/o Michael Cooley (Provco Partners, LP is the Owner/Equitable Owner) **Telephone** (610) 520-4572

**Address** Two Villanova Center - 795 E. Lancaster Ave., Suite 200, Villanova, PA 19085

**Owner of Record** 2-1-47-1 (Shrinath Twp, Inc. ), 2-1-43 (Shrinath Twp, Inc. ), 2-1-42-3 (Provco Partners ) & 2-1-42 (Provco Partners)

**Address** Two Villanova Center - 795 E. Lancaster Ave., Suite 200, Villanova, PA 19085

**Present Land Use** Commercial

### Proposal

**Residential** 1) Number of lots or units \_\_\_\_\_ **Nonresidential** 1) Number of lots or leaseholds 3  
2) Proposed new building area \* Gross square feet (floor area)

**Water Supply** ☒ Public  
(check one) ☐ Community On-site  
☐ Individual On-lot

**Sewerage** ☒ Public  
(check one) ☐ Community On-site  
☐ Individual On-lot

\* 2 proposed retail bldgs. 8,000 SF each (16,000 SF total) 1 convenience store = 5,585 SF w/ fuel dispensing

The following documentation is required for every plan submission at the applicable level in addition to a completed application form. Please check appropriate state of plan submission.

☐ Sketch Plan *or*  
☐ Revised Sketch Plan

☐ One copy of plan

☒ Preliminary Plan *or*  
☐ Revised Preliminary Plan

☒ One copy of preliminary plan/revised preliminary plan  
☒ Review of fee (see schedule on back)  
☐ Proof of variances, special exceptions, conditional uses, or other agreements  
☐ Sewage Facilities Planning Module  
☐ Transportation Impact Study

☒ Final Plan *or*  
☐ Revised Final Plan

☒ One copy of final plan/revised final plan  
☒ Review fee (see schedule on back)  
☐ Conditions of preliminary approval

If proposal is made by applicant or agent directly to the Bucks County Planning Commission (BCPC), the following certification is required to assure that all plans submitted to the BCPC are also submitted to the municipal government for review.

I hereby certify that this plan has been submitted for review to the Township Borough of Bensalem and that, if the plan is withdrawn from consideration by the municipality, it will also be withdrawn from the BCPC review process via written notification.

Members of the BCPC and staff are authorized to enter land for site inspection if necessary.

Michael Cooley

Signature of Applicant

Date

8/14/14

### BCPC USE ONLY

BCPC File No. \_\_\_\_\_  
Date Received \_\_\_\_\_  
Review Date \_\_\_\_\_  
Fee Paid \_\_\_\_\_

## BUCKS COUNTY PLANNING COMMISSION FEE SCHEDULE FOR REVIEWS

The following fees will be charged by the Bucks County Planning Commission for subdivision and land development reviews as authorized by Act 194 amending Act 247, the Pennsylvania Municipalities Planning Code. These fees are effective January 1, 2004. Plans will not be accepted for review without the appropriate fee and completed application form. If you need assistance in calculating application fee(s), please call us at 215-345-3400.

### Residential subdivisions, land developments, and conversions (Including Tentative Planned Residential Development Plans)

|     |   |               |               | Base Fee | +       |                                   |
|-----|---|---------------|---------------|----------|---------|-----------------------------------|
| -   | 2 | lots or units | =             | \$150    |         |                                   |
| 3   | - | 10            | lots or units | =        | \$100   | + \$60 for each lot/unit over 2   |
| 11  | - | 25            | lots or units | =        | \$600   | + \$40 for each lot/unit over 10  |
| 26  | - | 50            | lots or units | =        | \$1,200 | + \$35 for each lot/unit over 25  |
| 51  | - | 100           | lots or units | =        | \$1,800 | + \$15 for each lot/unit over 50  |
| 101 | + |               | lots or units | =        | \$2,400 | + \$10 for each lot/unit over 100 |

### Nonresidential land developments

|       |   |       |         | Base Fee | +             |  |
|-------|---|-------|---------|----------|---------------|--|
| 0     | - | 5,000 | sq. ft. | =        | \$300         | + \$40 for every 1,000 gross sq. ft. of floor area |
| 5,001 | + |       | sq. ft. | =        | (no base fee) | \$0.10 per square foot not to exceed \$4,500       |

### Nonresidential subdivisions

|    |   |               |               |       |               |
|----|---|---------------|---------------|-------|---------------|
| -  | 2 | lots or units | =             | \$200 |               |
| 3  | - | 10            | lots or units | =     | \$100 per lot |
| 11 | + |               | lots or units | =     | \$95 per lot  |

\$5,585 SF + 8,000 SF + 8,000 SF = 21,585 SF  
\$2,158.50

**Curative Amendments** (not municipal curative amendments) \$1,500

**Private Petitions for Zoning Change** (not municipal petition) \$1,000

For the purposes of this Fee Schedule the definitions in Article II of the Pennsylvania Municipalities Planning Code of subdivision and land development shall be used.

There is **no fee** for review of a sketch plan or final plan (unless otherwise noted below) submission.

All fee charges are intended to cover the entire review process from preliminary to final stages **except** as follows:

- 1) **Each resubmission of a preliminary or final plan with minor revisions** shall be subject to an additional fee not to exceed the required fee listed in the tables above or \$200.00, whichever is less. A subdivision which proposes no more than two lots may be resubmitted with minor revisions one time without a charge for the review.
- 2) **Each resubmission of a preliminary or final plan involving a major revision or change in program** from the original submission shall be required to pay an additional fee as required in the tables above. A major revision or change in program may include but is not limited to a change in use, dwelling type, density, lot layout, or street layout.
- 3) **Each plan submitted for review two years after the first submission** shall be subject to an additional fee not to exceed the required fee listed in the tables above or \$150.00, whichever is less, if the plan contains only minor revisions. If there are major revisions to the plan, the submission will require a fee in accordance with the fee schedule above.
- 4) **Proposals submitted which contain a mix of uses** will be subject to the appropriate fee for each use.

**MEETINGS WITH THE STAFF** of the Bucks County Planning Commission to discuss applications either prior to or during the formal development application are encouraged and are free of charge. Appointments can be made by contacting 215/345-3400.

**SIGNING OF PLANS FOR RECORDING:** We require one paper copy of a final plan with municipal signatures when mylars/plans are brought in to the Bucks County Planning Commission for signing.

### REQUESTS FOR ADDITIONAL COPIES OF REVIEW

Copies of the Bucks County Planning Commission review of this proposal will be sent to the applicant, municipality, and municipal engineer. If you wish to have copies sent to other persons, please type names and addresses below:

**Engineer/Architect/Surveyor:**

William R. Rearden, P.E.  
Bohler Engineering, Inc.  
1600 Manor Drive, Suite 200  
Chalfont, PA 18914

**Other:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_